

## ZONING AND BUILDING AGENDA

NOVEMBER 2, 2006

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS

- 271461      DOCKET #7903 - KEITH AND DELORIS MORRIS, Owners, 20120 South Crawford Avenue, Matteson, Illinois, Application (No. SU-05-06; Z05083). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District to open existing building as a child care center and add additional parking, build a fenced in play area and create a u-turn driveway in Section 15 of Rich Township. Property consists of 0.98 of an acre located on the northwest corner of Blackstone and Crawford Avenue in Rich Township. Intended use: To turn existing building into a child care center, add additional parking, create u-turn driveway to improve traffic flow and build fenced play area. **Recommendation: That the application be granted an one year extension of time.**
- 279586      DOCKET #8128 - GARDEN HOMES SANITARY DISTRICT, Owner, 3701 West 116th Street, Garden Homes, Illinois 60803, Application (No. SU-06-08; Z06120). Submitted by same. Seeking a SPECIAL USE in the R-5 Single Family Residence District for a new 145 foot elevated water storage tank and pump house (on east parcel) in Section 23 of Worth Township. Property consist of approximately 1.58 acres located on the west side of Central Park Avenue, approximately 118 feet south of 118th Street in Worth Township. Intended use: Construction of a water tower and pump house in the R-5 Single Family Residence District. **Recommendation: That the application be granted.**

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 272823      DOCKET #7908 – L. BONO, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 6 feet and increase the floor area ratio from .40 to .46 for a new single family residence and reduce left interior side yard setback from 10 feet to 5 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Fairview Avenue, approximately 80 feet north of Bryn Mawr Avenue in Norwood Township. **Recommendation: That the application be granted an one year extension of time.**
- Conditions:    None
- Objectors:    None
- 273059      DOCKET #7937 – J. & T. ALEXANDER, Owners Application: Variation to divide one (1) lot into two (2); on North Lot reduce rear yard setback from 40 feet to 3.8 feet for an existing deck; on South Lot reduce lot area from 10,000 square feet to 9,852 square feet; and reduce rear yard setback from 40 feet to 15 feet for a proposed new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the southeast corner of Elm Drive and Western Avenue in Maine Township. **Recommendation: That the application be granted an one year extension of time.**
- Conditions:    None
- Objectors:    None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS:**

282792      DOCKET #8144 – K. BROWN, Owner Application: Variation to reduce right interior side yard setback from 15 feet to 5 feet for a detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the east side of Laurel Avenue, approximately 60 feet south of 57th Street in Lyons Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

Department of Public Health Approval #16522

282793      DOCKET #8162 – P. COLEMAN, Owner Application: Variation to reduce lot area from 40,000 square feet to 13,112 square feet (existing); reduce lot width from 150 feet to 99 feet (existing); and reduce rear yard setback from 50 feet to 42 feet for a proposed single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the northeast corner of 157th Street and 115th Court in Orland Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

282794      DOCKET #8166 – LUBAVICH CHABAD OF NILES, Owner Application: Variation to reduce lot area from 20,000 square fee to 10,070 square feet (existing); reduce lot width from 100 feet to 78 feet (existing); reduce rear yard setback from 50 feet to 39.5 feet; and reduce interior side yard setback from 15 feet to 6 feet for a religious institution in the R-5 Single Family Residence District.

Parking is at a minimum, since this particular religion requires their parishioners to walk to the religious institution. The Applicant testified that if parking is needed the Park District has offered their parking lot directly across the street.

The subject property consists of approximately 0.23 of an acre, located on the northeast corner of Margail Avenue and Emmerson Street in Maine Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

282795      DOCKET #8167 – A. JOHNSON, Owner Application: Variation to reduce lot area from 40,000 square feet to 34,412 square feet (existing); reduce lot width from 150 feet to 136 feet (existing) for an addition to an existing single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.79 of an acre, located on the northeast corner of Briar Place and Linder Lane in Palatine Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

- 282796      DOCKET #8168 – C. RODRIGUEZ, Owner Application: Variation to reduce both side yard setbacks from 10 feet to 5 feet for a proposed detached garage and reduce front yard setback from 30 feet to 9 feet for an existing single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Latrobe Avenue, approximately 179 feet north of 49th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 282797      DOCKET #8169 – F. ROBERTS, Owner Application: Variation to reduce both side yard setbacks from 10 feet to 7 feet for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the north side of 143rd Street, approximately 210 feet east of Sacramento Avenue in Bremen Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 282798      DOCKET #8170 – C. TUREK, Owner Application: Variation to reduce right side yard setback from 10 feet to 2.75 feet (existing) for a detached garage replacement in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Crescent Drive, approximately 236 feet south of Maynard Drive in Maine Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 282799      DOCKET #8171 – R. & T. RAGNINI, Owners Application: Variation to reduce left side yard setback from 10 feet to 5 feet (existing) for a 2nd story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.32 of an acre, located on the west side of Summit Avenue, approximately 147 feet north of Yale Avenue in Barrington Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 282800      DOCKET #8172 – T. TRINEN, Owner Application: Variation to reduce lot area from 40,000 square feet to 24,000 square feet (existing); reduce lot width from 150 feet to 80 feet (existing); and reduce right interior side yard setback from 15 feet to 8 feet (existing) for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.55 of an acre, located on the northwest corner of Garfield Avenue and California Avenue in Palatine Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

282801      DOCKET #8173 – D. & C. ZAUCHA, Owners Application: Variation to reduce lot area from 40,000 square feet to 21,980 square feet (existing); reduce lot width from 150 feet to 140 feet (existing); and reduce rear yard setback from 50 feet to 30 feet for new additions in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the southwest corner of Sunset Drive and Monterey Drive in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

282802      DOCKET #8174 – M. MIR, Owner Application: Variation to reduce lot area from 40,000 square feet to 24,500 square feet (existing); reduce lot width from 150 feet to 140 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.56 of an acre, located on the northwest corner of Nerge Road and Monterey Avenue in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

\* The next regularly scheduled meeting is presently set for Tuesday, November 14, 2006.